

DISPOSITION FORM

For use of this form, see AR 340-15; the proponent agency is TAGO.

REFERENCE OR OFFICE SYMBOL HND-ES	SUBJECT Review Data - Defense Environmental Restoration Program
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TO SEE DISTRIBUTION FROM **ED-ES** DATE **5 NOV 86** CMT 1

1. Data as follows are forwarded for review and comment:

- a. ED Project Manager **MILLER**
- b. Project Number **F10WAO25500**
- c. Program Element: ☐ Site Survey Report ☐ Additional Information as Requested
☐ Ordnance Survey ☐ Draft F & D ☐ Design Package ☐ Other
- d. Project Location **KING COUNTY, WA**
- e. Description **BOEING SEATTLE PLANT #12**
- f. Status **SITE SURVEY COMPLETE**
- g. Source of Data: **HND/AE** Dist AE **X** Dist/Inhouse Other
- h. Suspense Date **19 NOV 86**
- i. Conference Date & Location **NA**
- j. Cost Account Number **QE7780EE0180176**

2. Each Branch Chief is requested to furnish comments by cover DF, to ED-ES Service Section, no later than COB on suspense date above. All comments shall be typed and submitted on HND Form 7. Comments shall contain a statement to indicate that the data have actually been reviewed. If, after review, you have no cmts, a statement to that effect and reviewers name shall be included. Detail or specific questions should be referred to the ED-PM. Persons planning to attend conferences should promptly notify the Project Manager.

3. Technical representative should review submittal for adequacy in developing a project package to be presented to higher HQ. Questions/comments pertaining to insufficient data should be made directly to local district by telecon & documented by MFR. All comments/questions should be coordinated among interested discipline within HND.

4. Special Instructions: **PROVIDE MARKED-UP FDE**

*DE
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for
PAYNE*

DISTRIBUTION: (* Extra cy of DF only)

*ED-CS(Geo Tech) **DATA REVIEW**

ED-CS(Envir Prot & Util) **DATA REVIEW**

ED-SY(Safety) **DF REVIEW**

OC DATA REVIEW

ED-PM(Proj Mgr) **MILLER DF / KARDEN DF**

ED-ES(Svc Section Map Files Room)

1 CY FOR CHECKOUT / FILE

DEFENSE ENVIRONMENTAL RESTORATION ACCOUNT (DERA)
INVENTORY PROJECT REPORT
BOEING SEATTLE PLANT No. 12
KING COUNTY, WASHINGTON
Project Number F10WA025500

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Attachment No. 1 - Site Map

PART II - Findings and Determination of Eligibility (FDE) Report

PART III - Policy Considerations

PART IV - Project Recommendations

PART I - PROJECT DESCRIPTION

1 August 1986

DEFENSE ENVIRONMENTAL RESTORATION ACCOUNT (DERA)
PROJECT DESCRIPTION
BOEING SEATTLE PLANT No. 12
KING COUNTY, WASHINGTON
Project Number F10WA025500

1. Introduction: The Seattle District, U.S. Army Corps of Engineers, has conducted an evaluation of the former Department of Defense (DOD) property known as the Seattle General Depot and later as Boeing Seattle Plant No. 12. The facilities are located on 34.66 acres of land at 4500 E. Marginal Way S. in Seattle, Washington.

2. Purpose of Report: This report reviews the past and current use, ownership, and condition of the site based on documentary sources, interviews, and a field inspection. No remedial work under DERA is warranted. Organization of the report is as follows:

- a. Project Description (Part I)
 - 1. Site Map (Attachment No. 1)
- b. Findings and Determination of Site Eligibility (FDE) Report (Part II)
- c. Policy Considerations (Part III)
- d. Project Recommendations (Part IV)

3. Field Inspection: A site inspection was made on 17 April 1986 by:

Robert S. Andersen
Anton M. Fackelmann
Mr. Ken Crooker

R.S. Andersen/Land Use Planning
Tetra Tech, Inc.
Warehouse Manager, Port of Seattle

Features of the site observed during the inspection are described in section 4 below. A set of photographic slides of the site taken at the time of the inspection are on file in the Seattle District.

4. Description of Site and Area:

a. The site originally consisted of two separate parcels of land on which three large wood warehouses were located along with several minor buildings, parking, loading, and access areas. DOD real estate files indicate a complex set of permits, condemnations, and negotiated purchases were made in 1942-44 (3.32 acres permit and 31.34 acres fee) in order to consolidate the property needed for construction of warehouses for use by the Department of the Army, Quartermaster Corps. In 1947, accountability was reassigned to the Seattle District Engineer, and later that year to the Transportation Corps which used the warehouses until 1957. In 1957, most of the site was outgranted to the Department of the Air Force for storage. In 1960, accountability for the entire facility was transferred to the Air Force. In 1961, Air Force Logistics Command reassigned the site to Air Force Plant No. 75.

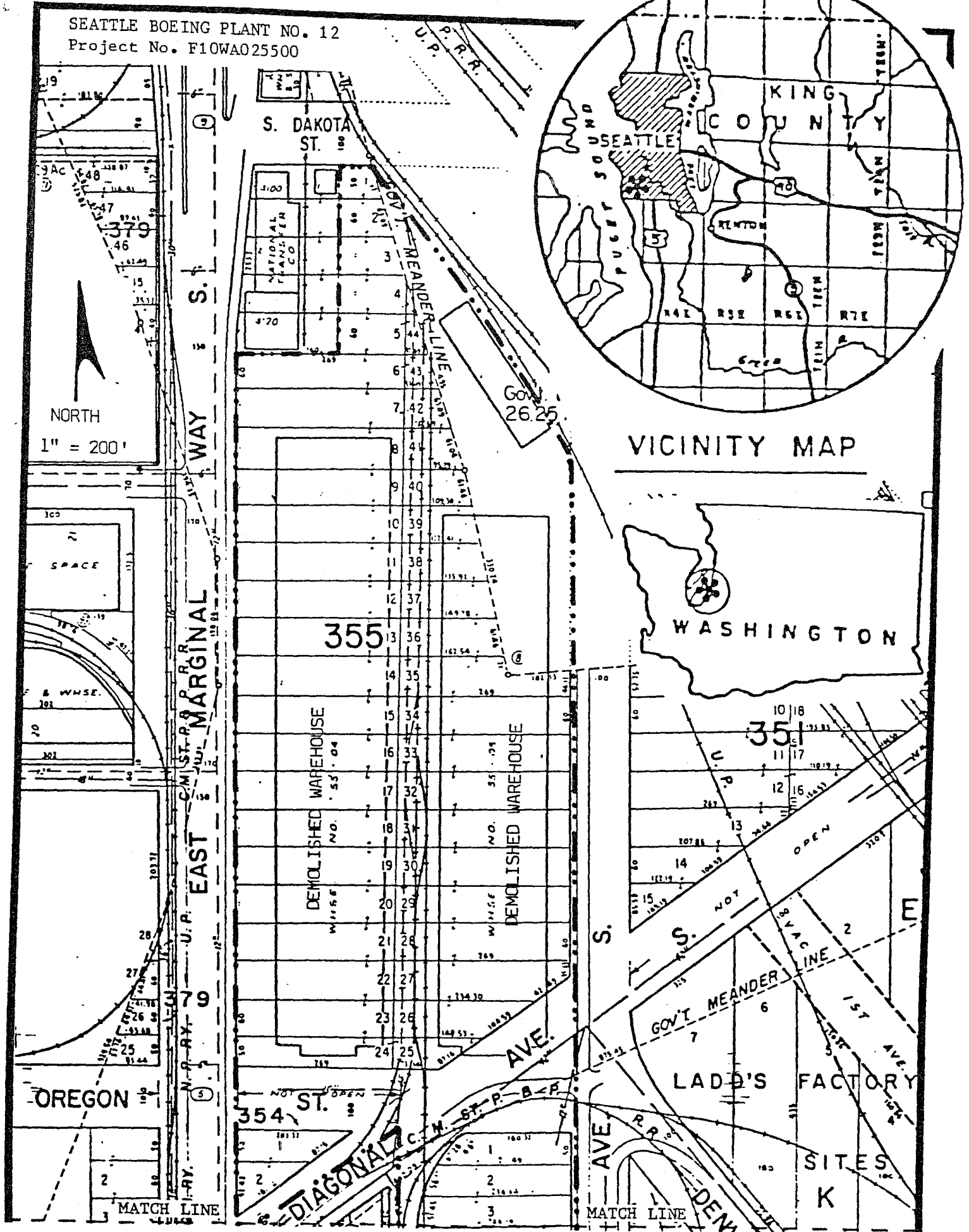
b. During the tenure of the Army Quartermaster Corps the three warehouses were used for storage of all general supply materials under the responsibility of the Seattle General Depot (1942-47). Until 1957, the Transportation Corps used the entire facility for storage of vehicles, fleet supplies, and support equipment. From 1957 to 1969 the facility was used to store materials and supplies used in missile research, development and production associated with either Boeing Seattle Plant No. 12 or subsequently, Air Force Plant 75.

c. In 1972, the parcels containing warehouse structures were determined to be surplus and were subsequently acquired by the Port of Seattle, (Quitclaim Deeds executed by the General Services Administration (GSA) on 20 Dec 72 and 22 Oct 74). That parcel adjacent to warehouse No. 3 and E. Marginal Way was retained by the GSA for use by the Seattle District C.O.E. for parking. In 1979, the Port demolished warehouse No. 4 and adjacent structures, and graded the site for storage of containerized cargo subject to foreign trade zone activities. Immediately after the field investigation for this report, the Port began demolition of warehouse No. 5 and appurtenant structures. The intent of the Port is to develop a major enclosed storage facility needed for Foreign Trade Zone activities. The southerly warehouse (No. 3) is still retained by the Port for general storage purposes and for "bonded and secured" storage of materials held for delinquent duties upon import.

d. The subject site lies within the former Duwamish River flood plain which over a period of many decades has been filled and subjected to intense industrial development. All structures associated with the former DOD presence are in use or have been removed. No abandoned underground storage tanks or hazardous or toxic substances stemming from DOD activities were observed or reported.

Attachment No. 1 - Site Map

SEATTLE BOEING PLANT NO. 12
Project No. F1OWA025500





PART II - FINDINGS AND DETERMINATION OF ELIGIBILITY (FDE) REPORT

DEFENSE ENVIRONMENTAL RESTORATION REPORT
FOR FORMERLY USED SITES
FINDING AND DETERMINATION OF ELIGIBILITY

Boeing Seattle Plant No. 12, Washington
Project Number F10WA025500

Findings of Fact

1. Boeing Seattle Plant No. 12 was located within the city of Seattle and consisted of 3 large, wooden warehouse structures, parking and access areas, and related buildings on 31.34 acres of land. ~~Active Department of Defense (DOD) use of the site occurred from 1943 through 1969; however, approximately 2.8 acres of land is still retained by the General Services Administration (GSA) for use as a parking lot serving the Seattle District Corps of Engineers (COE).~~

2. The Department of the Army acquired by condemnation and purchase 31.34 acres in fee and acquired an additional 3.32 acres in use permits in 1942-1943. The DOD maintained property interest in the site throughout transfers of jurisdiction from the Seattle Quartermaster Depot (1942-1944), to the Seattle District Engineer (1947), to Transportation Corps (1947-57), to the Department of the Air force (1957 and 1960, and 1961). In 1972 the major portion of the site (except the current COE parking area) was declared surplus and acquired in fee by the Port of Seattle, (Quitclaim Deeds executed by GSA in 1972 and 1974).

3. During the tenure of the Army Quartermaster Corps the three warehouses were used for storage of all general supply materials under the responsibility of the Seattle General Depot (1942-47). Until 1957, the Transportation Corps used the entire facility for storage of vehicles, fleet supplies, and support equipment. From 1957 to 1969 the facility was used to store materials and supplies used in missile research, development and production associated with either Boeing Seattle Plant No. 12 or subsequently, Air Force Plant 75.

4. Upon termination or completion of various contracts between the Department of the Air Force and the Boeing Company in 1965-69 period, a determination was made that the properties containing the warehouse units were excess. In 1969 the Port of Seattle acquired the warehouses and supporting property in fee without condition or restriction. The Port retains ownership interest in the Diagonal Ave. vacated right-of-way.

5. The subject site lies within the former Duwamish River flood plain which over a period of many decades has been filled and subjected to intense industrial development. At this time, one third of the site is cleared and graded, and another third is in the process of being cleared for redevelopment. The remaining third, which includes warehouse No. 3, is used by the Port for storage. All structures associated with the former DOD presence are in use or have been removed. No abandoned underground storage tanks, hazardous or toxic substances, or ordnance stemming from DOD activities were observed or reported.

Determination

Based on the foregoing finding of fact, it has been determined that the property was formerly owned and used by the DOD; however, an environmental restoration project is not warranted within the purview of Public Law 99-190, dated 19 Dec 85, for the reasons stated above.

Date

R.E. ABBOTT
Colonel, U.S.A.
Division Commander

PART III - POLICY CONSIDERATIONS

PART III

DEFENSE ENVIRONMENTAL RESTORATION ACCOUNT (DERA)
POLICY CONSIDERATIONS
Boeing Plant No. 12; Project Number F10WA025500

The site has been evaluated in terms of current DERA policies and guidance as of the date of this report.

PART IV - PROJECT RECOMMENDATIONS

PART IV

DEFENSE ENVIRONMENTAL RESTORATION ACCOUNT (DERA)
PROJECT RECOMMENDATIONS
Boeing Plant No. 12; Project Number F10WA025500

There is no evident need for a DERA cleanup at this site and no further consideration of the property is recommended.